



MLS 6787634 Commercial

**\$299,900**

105 Ash Avenue  
Wadena MN 56482

Status: Active

**Description:**

Position your business for success with this 5,000 square foot commercial building located directly on the high-traffic highway 10 corridor in Wadena. Offering unbeatable visibility and convenient access, this versatile property is ready to accommodate a wide variety of business models. Inside you will find an open and adaptable floor plan with ample space for retail, office, showroom, service or light industrial uses. High ceilings and wide spans make reconfiguration simple, while multiple entry points including a service door, allow for customer, staff and delivery separation.

**Highlights:**

- Ample on-site parking with easy access
- Excellent visibility along one of the regions busiest corridors
- Solid construction offering flexibility for build-outs or renovations
- located in a growing trade area
- Located on leased land from the RR, this sale is for the building only.

**Additional Details:**

Year Built	1960
Lot Dimensions	leased from the railroad
School District	2155
Taxes	\$3,134
Taxes with Assessments	\$3,134
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

Highway 10 in Wadena heading east . Property is on the right hand side



Listed By:  
Centennial Realty

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**Call Affinity Real Estate**

**218-237-3333**

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**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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